

INDEXING INSTRUCTIONS: Lot 39, Section A, The Highlands at North Creek Subdivision, situated in Section 17, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi

**SUBSTITUTION OF TRUSTEE**

WHEREAS, on June 26, 2006, Phillip Leaks, executed a Deed of Trust to Lem Adams III, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for WMC Mortgage Corp., its successors and assigns which Deed of Trust is on file and of record in the office of the Chancery Clerk of De Soto County, Mississippi, in Deed of Trust Record Book 2,509, Page 689, and re-recorded in Book 2,717, Page 176 thereof; describing the following property:

Lot 39, Section A, The Highlands at North Creek Subdivision, situated in Section 17, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of record in Plat Book 58, Page 14, in the Register's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust; and

WHEREAS, under the terms of said Deed of Trust the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

NOW THEREFORE, the undersigned does hereby appoint and substitute **PRIORITY TRUSTEE SERVICES OF MS, L.L.C.**, as Trustee in said Deed of Trust, the said **PRIORITY TRUSTEE SERVICES OF MS, L.L.C.**, to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

*Phyllis*  
*en*

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this  
the 8th day of June, 2009.

POWER OF ATTORNEY  
ATTACHED AS EXHIBIT A

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR MASTR ASSET BACKED SECURITIES  
TRUST 2006-WMC4, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-WMC4

By: [Signature]  
Whitney K. Cook  
Its: ATTORNEY IN FACT

Assistant Secretary

STATE OF Ohio  
COUNTY OF Franklin

I Wenona S. Church, a Notary Public in and for said State and County  
hereby certify that Whitney K. Cook who is Assistant Secretary,  
respectively of Chase Home Finance, LLC Attorney in Fact for U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST  
2006-WMC4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4,  
a corporation signed the foregoing conveyance with full authority, executed the same voluntarily  
for and as the act of said corporation, acting in its capacity as attorney in fact on this day.

Given under my hand this 8th day of June 2009



WENONA S CHURCH  
Notary Public, State of Ohio  
My Commission Expires 09-26-2012

[Signature]  
NOTARY PUBLIC

My Commission Expires:

09-26-2012

Prepared by and Return To:  
0626839MS  
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30329  
770-234-9181

RECORDING REQUESTED BY:

Exhibit A

Chase Home Finance LLC  
 REO Dept -Inv #687  
 10790 Rancho Bernardo Rd  
 San Diego, CA 92127

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**LIMITED POWER OF ATTORNEY**

U.S. Bank National Association, as Trustee, 60 Livingston Avenue, EP-MN-WS3D, St. Paul, MN 55107, hereby constitutes and appoints each of JPMorgan Chase Bank, National Association (the "Servicer") and Chase Home Finance LLC (the "Subservicer"), and in its name, aforesaid Attorney-In-Fact, by and through any of officer appointed by the Servicer or Subservicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Servicing Agreement dated as of November 1, 2006, among Mortgage Asset Securitization Transactions, Inc. as Depositor, JPMorgan Chase Bank, National Association as Servicer, Wells Fargo Bank, N.A. as Master Servicer, Trust Administrator and Custodian and U.S. Bank National Association, as Trustee to MASTR Asset Backed Securities Trust 2006-WMC4 Mortgage Pass-Through Certificates, Series 2006-WMC4 and no power is granted hereunder to take any action that would be adverse to the interests of U.S. Bank National Association. This Limited Power of Attorney is being issued in connection with the Servicer's or Subservicer's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank National Association in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively the "Security Instruments") and the Notes secured thereby.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank National Association, as Trustee, and to use or take any lawful means for recovery by legal process or otherwise.
2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank National Association, as Trustee's act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including but not limited to the execution of releases,

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satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank National Association, as Trustee.

4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related servicing agreements.

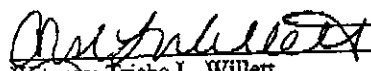
Witness my hand and seal this 7th day of January, 2009.

(SEAL) NO CORPORATE SEAL

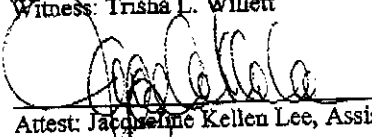
U.S. Bank National Association, as Trustee for  
MASTR Asset Backed Securities Trust 2006-WMC4,  
Mortgage Pass-Through Certificates, Series 2006-  
WMC4

  
Witness: Christy Mahan

By   
Diane L. Reynolds, Vice President

  
Witness: Trisha L. Willett

By   
Brian Giel, Assistant Vice President

  
Attest: Jacqueline Kellen Lee, Assistant Vice President

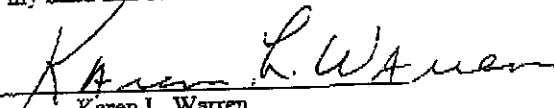
#### FOR CORPORATE ACKNOWLEDGMENT

State of Minnesota

County of Ramsey

On this 7th day of January 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Diane L. Reynolds, Brian Giel and Jacqueline Kellen Lee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President, Assistant Vice President, and Assistant Vice President, respectively, of U.S. Bank National Association, a national banking association that executed the within instruments, and known to me to be the person who executed the within instrument on behalf of the national banking association therein named, and acknowledge to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors

WITNESS my hand and official seal.

Signature   
Karen L. Warren  
Commission expires: 1/31/2012

(NOTARY SEAL)

